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The overall office vacancy rate in Edmonton, according to real estate tracking firm CB Richard Ellis, is now the second lowest in all of Canada at 4.9% overall and at 5.1% for the downtown vacancy rate.

And in February, the average price of an Edmonton condo was \$264,000, townhouses were \$294, 000 and the average single family home was selling for \$382, 000.

Let's fondly recall some Hicks on Six quotes from Edmonton's good (or bad, depending if you were a vendor or buyer) ol'real estate days.

Downtown office/commercial realtor Terry Kilburn, in 2002. "I'd love to see downtown office vacancy get down to 8%, so our office rental rates will stop being an insult to a capital city."

Home realtor Terry Paranych, on a "breather" in the real estate market in 2003. "Today, retirees can sell the family home for \$165, 000 and buy themselves a semi-detached condo in an adult community for \$175, 000.

"Low-income people can get started in \$100,000 townhouses. And young couples can purchase \$150,000 bungalows."